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BOOK 9928 PG 44

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 75,900.00
James A. Boyles
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
19th DAY OF January 19 96

NOTARY PUBLIC
Notary Public

MY COMMISSION EXPIRES: 7-99

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Boyles (NAME)	First Union Mortgage Corporation (NAME)	MAP 73-9
1904 Rosebank Avenue (ADDRESS)	150 Fayetteville Street Mall (ADDRESS)	PARCEL 145
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Raleigh, NC 27601-2919 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Estle R. Flatt and wife, Margie M. Flatt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Boyles and wife, Beverly R. Boyles

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plam of Henderson Gardens, Section I, as of record in Book 2900, page 75, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Estle R. Flatt and wife, Margin M. Flatt by deed from Fred L. White and wife, Carolyn L. White, of record in Book 5022, Page 517, Register's Office for said County.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
96 JAN 26 AM 9:52

IDENTIF. ➔ REFERENCE
0144254

unimproved ( )
This is improved (X) property, known as 1904 Rosebank Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 19th day of January 19 96

Estle R. Flatt

Estle R. Flatt

Margie M. Flatt

Margie M. Flatt

12/88 Inc. 1-800-626-5427

BOOK 9928 PG 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Estle R. Flatt and wife, Margie M. Flatt

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 19th day of January, 19 96.

Commission expires 11-27-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

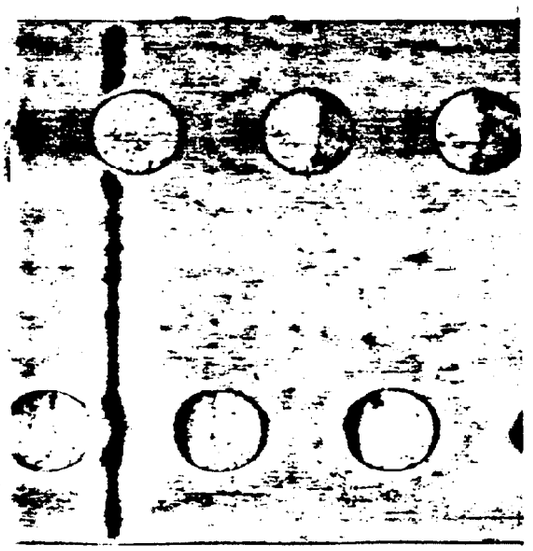
Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

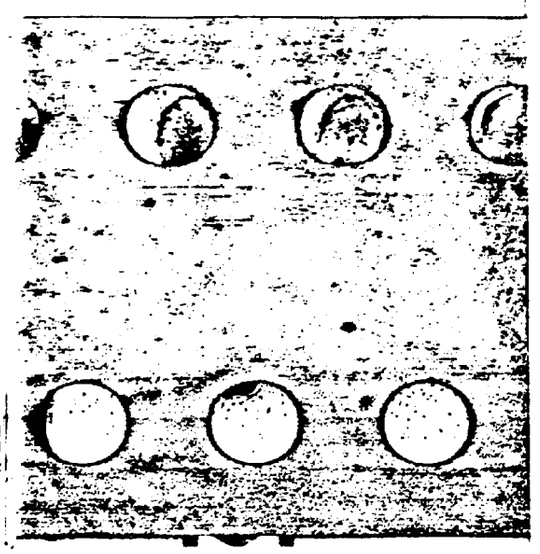
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

1461 01/26 0101 03CHECK 289.83





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9928 PG 46

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 75900.00
CDN TX 280.83
PRFEE 1.00
WDEED 8.00
TOTAL 289.83
CHECK 289.83

01/26/96 01 09:56 0001 1461

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0144254
IDENTIF. ↑ REFERENCE

96 JAN 26 AM 9:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 999725